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Department of Planning & Zoning

DEC 11 2013

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December 11, 2013

VIA HAND DELIVERY AND ELECTRONIC MAIL

Ms. Mary Ann Tsai
Staff Coordinator - Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

SEA 80-L/V-061-2; PCA 2000-MV-034
Furnace Associates, Inc.

Dear Mary Ann:

The following items are filed in response to comments received on the above-referenced Proffered Condition Amendment and Special Exception Amendment Applications:

PCA 2000-MV-034

1. A revised draft proffer statement dated December 10, 2013, including a black-line showing changes since October 7; and
2. A Generalized Development Plan, as revised through December 10, 2013, delivered under separate cover by BC Consultants (6 full-size copies with 8 reductions).

SEA 80-L/V-061-2

1. Special Exception Amendment Plat, as revised through December 10, 2013, delivered under separate cover by BC Consultants (6 full-size copies with 8 reductions);
2. Revised Applicant's Statement dated December 10, 2013;
3. Revised Proposed Development Conditions dated December 10, 2013, with a black-line showing changes since October 7;

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PCA 2000-MV-034

4. Landfill vegetated berm cross-sections, as requested by Staff, dated December 10, 2013, delivered under separate cover by BC Consultants (6 full-size copies with 8 reductions);
5. Issues-Response Matrix dated December 10, 2013, reflecting Staff comments received since October 20;
6. Chart summarizing requested waivers and modifications and other actions requiring Board of Supervisors' consideration, with justifications for each, dated December 10, 2013; and
7. Revised SEA Application form adding a second Category 5 use "Outdoor Baseball Hitting Range," as requested by Staff. Pursuant to Zoning Ordinance Section 18-106, the Applicant submits that this simply is an application form revision, and *not* an amendment to the pending application, since the Applicant clearly included a Category 5 use and the addition of another Category 5 Special Exception use does not constitute a "substantial revision." A copy of this revised Application form also has been provided to Virginia Ruffner for purposes of updating the use description in LDS.

Please do not hesitate to contact me or Elaine Cox if you have questions, need additional information or would like additional copies of the plans.

Very truly yours,



Francis A. McDermott

Enclosures

cc: Ms. Virginia Ruffner
Mr. Gary Hewes, Furnace Associates